

Kempston – 95/97 High Street, Bedford MK42 7BS  
Freehold Grade II Listed Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS





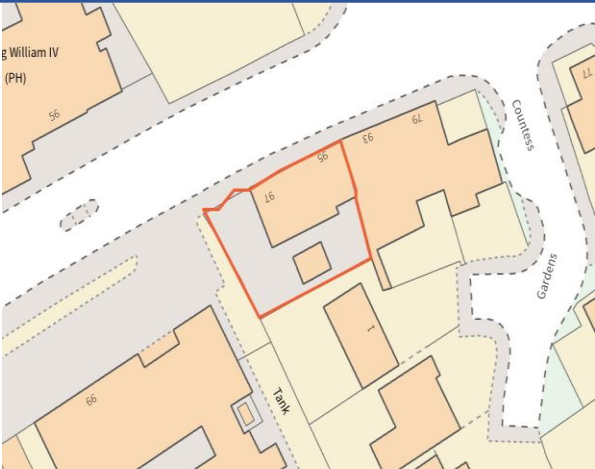
# Kempston – 95/97 High Street, Bedford MK42 7BS

## Freehold Grade II Listed Retail Investment



### Investment Consideration:

- Purchase Price: £350,000
- Rental Income: £12,600 p.a.
- ERV: £27,600 p.a. GIY: 7.89%
- VAT is NOT applicable to this property
- No.97 benefits from gated yard, suitable for vehicle parking
- Comprises ground floor shop t/a florist (No.95) and a vacant retail premises over ground and first floor (No.97)
- Nearby occupiers include Papa John`s Pizza, BP Petrol Station and Co-Op Food, amongst other local retailers.



### Tenancies and Accommodation:

| Property                       | Accommodation  | Lessee & Trade | Term                      | Current Rent £ p.a. | Notes                       |
|--------------------------------|--|----------------|---------------------------|---------------------|-----------------------------|
| No. 95<br>(Ground Floor)       | Ground Floor: Shop 46 sq m (495 sq ft)<br>3 Rooms, WC  | Individual     | 1 Year from<br>1 May 2022 | £12,600             | Note 1: FRI Tenancy at Will |
| No. 97<br>(Ground/First Floor) | Ground Floor: 25 sq m (270 sq ft)<br>2 Rooms<br>First Floor: 47 sq m (503 sq ft)<br>2 Rooms, Kitchenette, Bathroom | Vacant         |                           | ERV: £15,000        |                             |
| Total                          |  |                |                           | £12,600             |                             |
| ERV                            |  |                |                           | £27,600             |                             |

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### Property Description:

The property comprises Grade II Listed building arranged as a ground floor shop t/a florist (No.95) and a vacant retail arranged over ground and first floor (No.97), providing the following accommodation and dimensions:

#### No. 95

Ground Floor: Shop 46 sq m (495 sq ft)

3 Rooms, WC

#### No. 97

Ground Floor: 25 sq m (270 sq ft)

2 Rooms, Yard suitable for parking up to 2 cars

First Floor: 47 sq m (503 sq ft)

2 Rooms, Kitchenette, Bathroom

### Tenancy:

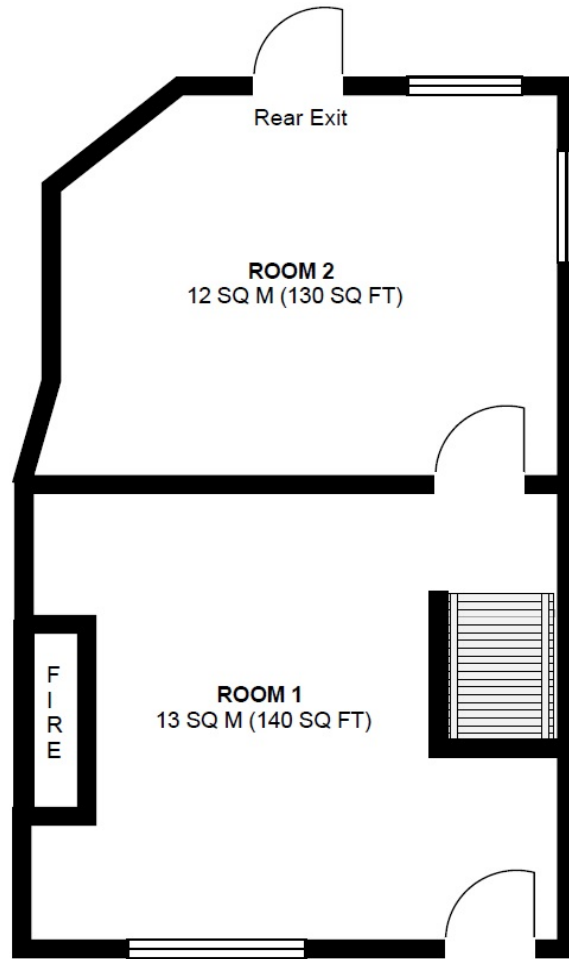
No.95 Ground Floor Shop is at present let on Tenancy at Will to an Individual for a term of 1 year from 1<sup>st</sup> May 2022 at a current rent of £12,600 per annum and the license contains full repairing and insuring covenants.

No.97 Ground/First Floor is at present vacant. ERV: £15,000 p.a.

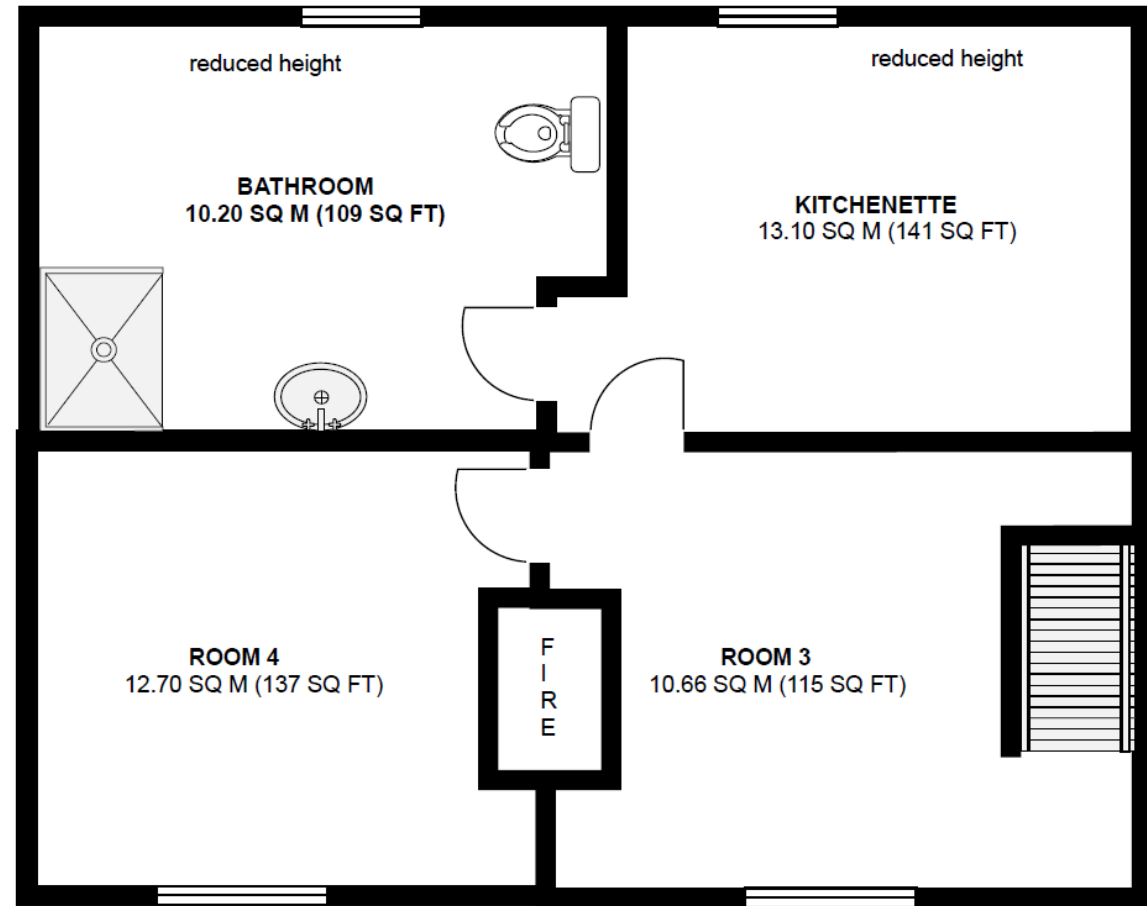


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No.97 Ground Floor



No. 97 First Floor





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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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